



Glossary

Boulder Features

Exposed bedrock clusters produced by the weathering of granite or other bedrock in places which have at least one dimension of 15 feet or more across, a height at one point above the surrounding terrain of 10 feet or more, and includes a minimum setback of 20 feet around the entire feature. The locations of boulder features are designated on maps by the City.

Building Envelope Technique

The area of a site where the building will be located. A technique for building which disturbs a minimal area of the buildable part of a parcel.

City Charter

A document which outlines the structure and processes of a city's government and identifies the powers and limitations.

Construction Envelope

One or more specified areas on a lot or parcel within which all structures, driveways, parking, decks, walks, and improved facilities are located. Underground utilities may be located outside the construction envelope.

Cubic Feet per Second (c.f.s.)

Measure of flowing water in a watercourse (a river, creek, stream, wash, arroyo, or other channel over which water flows at least periodically).

Density

Usually: the number of dwelling units per acre in residential districts. Gross density is defined as the total number of dwelling units divided by the total land area of the site, excluding nothing. Net density is the total number of dwelling units divided by the net area of the lot or site (excluding roads, public open space, utility rights-of-way, and community facilities).

Development Project

Any development resulting from the approval of a building permit, lot split, preliminary or final plat, rezoning application, grading permit, public or private infrastructure improvement, variance requests, development review, master plans, native plant removal, relocation or revegetation, or use permit.

Development Review Board

A process along with criteria to consider the site and

architectural design character and features of development, excluding single family houses. This process is intended to provide for a basic standard of design quality throughout the community, establish character themes, seek durability in physical development and seek the desired identity of the community.

Development Site

A specific area within a development project which is proposed for a specified zone, use, or density, and may be developed separately from the balance of the development project by a person other than the master development plan applicant.

Environmentally Sensitive Lands Ordinance (ESLO)

is a set of zoning regulations adopted by the City of Scottsdale to guide future development in the desert and mountain areas of north Scottsdale. The ordinance has a variety of standards that are applied to ensure that new construction will be compatible with the natural beauty of the area. The ESLO took effect on March 21, 1991 and applies to approximately 134 square miles of Scottsdale north of the Central Arizona Project and APS transmission lines.

General Plan

A collection of policies and plans which provide a guide and baseline for decisions regarding the physical growth and evolution of the city. The General Plan provides a comprehensive, coordinated set of intents and directions for the physical development of the city including but not limited to land use, transportation, economic conditions, environment, infrastructure, public facilities and physical character.

Government Land Office lots (GLO)

The federal government established a program for veterans after World War II to purchase approximately 2.5 acres of federally owned land at a discounted price. Several hundred of these parcels can be found within the Desert Foothills study area.

Land Slope

The ratio of the vertical rise in the land elevation over the horizontal dimension of the rise.

Natural Landmarks

Prominent, unique terrain features which due to their character and location are considered landmarks for the city or for a local region within the city. Such landmarks may or may not be named features. These features are indicated on maps of record at the City and have been designated by the City Council. Historical and archaeological sites shall also be considered as landmarks. Natural landmarks are included on the environmental constraints composite map.

Open Space

Meaningful Open Space: Open space which due to its size, function, visibility, accessibility and/or strategic location is a community amenity or resource. Open space which can be accessed or can be viewed by the public. Open space which serves to protect a significant ecological area. Meaningful Open Space is divided into three categories: *accessible desert open space* consisting of public use areas and public access areas; *visual desert open space* consisting of mountain and desert conservation areas, wash corridors and street setbacks, and *desert*

character open space consisting of restored areas such as detention basins and drainage channels and improved areas such as parks and golf courses that have a desert character. (Desert Preservation Task Force definition - see Appendix for further explanation)

Natural Area Open Space: Areas of undisturbed natural desert with no man-made improvements and approved revegetated areas.

Developed Open Space: landscape areas, turf areas, parks, golf courses and other recreational facilities excluding any associated buildings.

Parcel

A legally defined lot, or contiguous group of lots in single ownership or under single control, and considered a unit for purposes of development and open space calculation.

Paths

A shared-use pedestrian, non-motorized, cyclist route or system which is paved.

Preliminary Plat

A conceptual plan for a proposed layout of lots, tracts, rights-of-way and easements in a proposed subdivision.

Revegetation

Replacing vegetation in an area where vegetation has been removed for construction, or due to natural causes. The effort is made to revegetate to surrounding plant densities and species.

RSB

The Recommended Study Boundary of the McDowell Sonoran

Preserve, indicative of the land area the city desires to ultimately acquire through the Preservation Program.

Scenic Corridor

A major roadway which has been so designated on the General Plan in order to minimize the visual intrusion of adjacent development and maximize the unique character of different areas of the city.

Special Flood Hazard Areas

Are defined by Section 37-17 of Chapter 37 of the Scottsdale Revised Code (Floodways and Floodplains) are areas having flood and/or flood related erosion hazards as shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map as zone A, AO, A1-30, AE, A99, AH or E, and those areas identified as such by the Floodplain Administrator, delineated in accordance with Section 37-18(b) and adopted by the Floodplain Board.

Trails

A shared-use pedestrian, non-motorized, equestrian, cyclist route or system which is not paved.

Use Permits

A process with general criteria to consider uses which may be compatible within a district but which may need special limitations in order to be considered appropriate for the area. Commercial equestrian ranches use the use permit process.

Viewsheds

The major segments of the natural terrain which are visible above the natural vegetation from designated scenic viewpoints which are shown on the ESLO Special Features maps and are

contained on the environmental constraints composite map.

Vista Corridor

A major open space corridor which follows major watercourses or other features as identified on the General Plan and which protect major wildlife habitat, protect distant views, separate land uses, and provide links for trails and paths.

Wash

Usually a watercourse which flows during/after rainfall events, or intermittently. Washes contain a riparian environment and are used by wildlife.

Watercourse

A lake, river, creek, stream, wash, arroyo, or other channel over which water flows at least periodically. “Watercourse” includes specifically designated areas in which substantial flood damage may occur.

Zoning

policies regulating the use of land and the physical parameters of development of the land along with procedures for changing the status of land use and the physical development standards.

Desert Foothills Character Plan



June 1999

City Council

Sam Kathryn Campana, Mayor
Cynthia Lukas, Councilwoman
Mary Manross, Councilwoman
Robert Pettycrew, Councilman
Dennis Robbins, Councilman
Richard Thomas, Councilman
George Zracket, Councilman

Planning Commission

Marilyn Armstrong, Vice-Chair
Jim Brouhard
Fred Davidson
Betty Drake
Margaret Dunn
Keith Holben
Harry Paston, Chairman

Desert Foothills Working Group

John Aleo
Les Conklin
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Tony and Marg Nelssen
Sue Noack
Jane Rau
Bob Sanekoff

Community Planning

Debbi Dollar, Community Planning Administrator
Molly Edwards, Associate Community Planner
Don Hadder, Sr. Community Planner
Gary Neiss, Community Planner

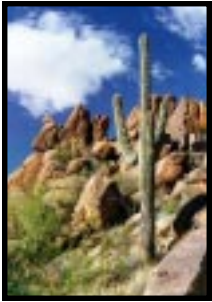


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Character

Planning

Overview

Character Planning

Character planning resulted from the citizen driven CityShape 2020 process. The CityShape 2020 Steering Committee's Comprehensive Report proposed changes to Scottsdale's

General Plan by recommending a three-level, character-based planning approach and Six Guiding Principles all which seek to define the form, function and quality of future development within the city. The three-level planning approach consisted of:

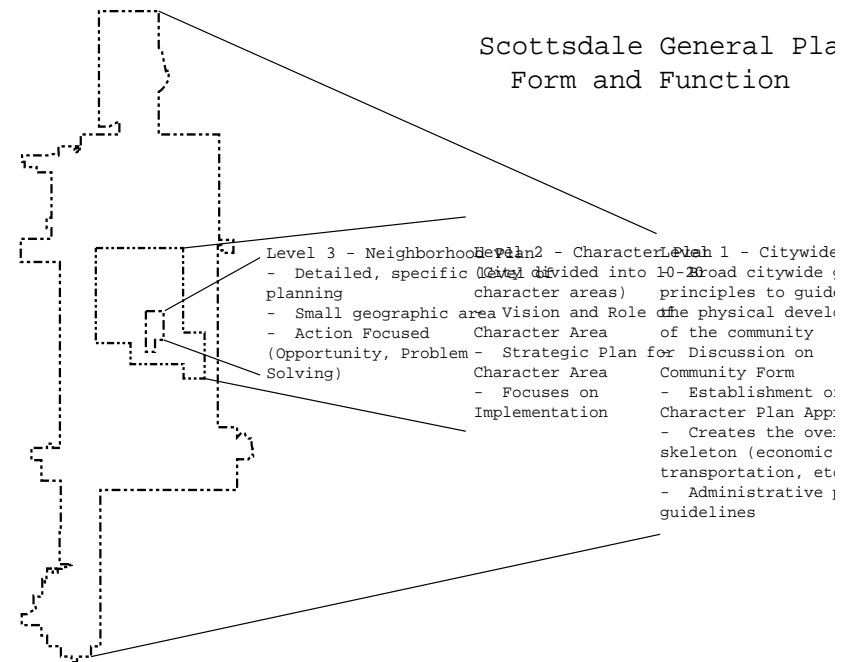
- a citywide focus,
- Character Areas, and
- neighborhoods.

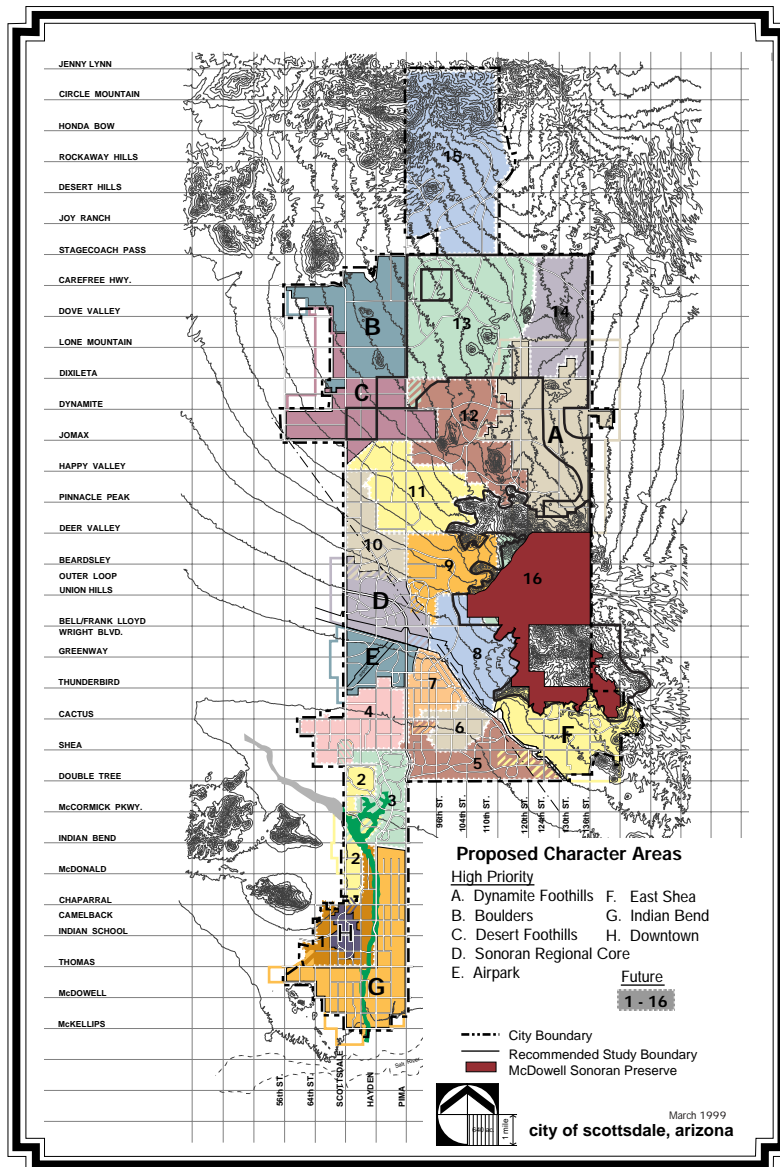
Guiding Principles

- ▲ *Preserve Meaningful Open Space*
- ▲ *Enhance Neighborhoods*
- ▲ *Support Economic Vitality*
- ▲ *Seek Sustainability*
- ▲ *Advance Transportation*
- ▲ *Value Scottsdale's Unique Style and Character*

CityShape 2020 saw character planning as one way to maintain the quality of planning and development in Scottsdale. During CityShape 2020 deliberations, there was a significant awareness of the diversity across Scottsdale, and that the traditional citywide general planning did not recognize and celebrate the quality and value of these differences. Also, with much of the city already developed and maturing while other areas

emerging, there was a desire to focus planning on the special needs that different areas warranted. Character planning, together with the Six Guiding Principles from CityShape 2020, will help plan a future Scottsdale that is just as unique and special as the current Scottsdale.





Character Plans

The Purpose of Character Plans is to define, maintain or enhance a desired “character” for an area. “Character” can be thought of as the look, feel and history of a place – those factors which set it apart from other areas. For planning purposes, the character of the area is first identified through a number of factors such as the topographic setting, the age and style of housing, street patterns, predominant landscaping patterns, land use patterns, dominant unifying open spaces, major barriers on the edges, and similar factors.

Twenty-four possible character areas have been identified and are illustrated on the adjacent map. These areas range from undeveloped to almost fully developed, open low density to urban, and mostly residential to mostly business types of areas. In some cases there will be overlap between character areas since some areas include strong traits from both adjacent areas. Also, in some cases, areas outside of the city, but adjacent to a character area, that influence the character and functioning of an area, will be included as part of the study.

Each character plan will most likely include a comprehensive set of policies (as part of the overall Scottsdale General Plan - level 2), goals for the character area, and strategies to promote the desired character for the area. The specific nature of the goals and strategies for each character plan will likely differ from plan to plan since the needs, desires, and character of each area will be relatively unique. Character plans involve more than looking at just the physical layout of development or the amount of open space to be provided. The emphasis on the physical character of an area sets character plans apart from

prior planning studies and will offer design and character concepts that have not really been a part of previous planning studies. Character plans will also include specific implementation measures to support the plan. In addition, during the implementation phase there will be ongoing monitoring and continual citizen involvement.

The character plan is part of the city's General Plan and will be administered as City policy with associated guidelines and an implementation plan. Character plans are not zoning or master plans, particularly for specific parcels. They may recommend strategies such as area-wide "district overlays" which will provide guidelines that augment existing regulation, but character plans are not a means to control and regulate specific properties or proposals. They are not binding regulations, instead they will rely on a variety of other regulatory functions to achieve the plan and goals. They will not include guarantees or assurances that are not otherwise provided for in regulations and processes included in the City code.

Character Planning Process

The typical Character Area planning process will include the following major steps:

- Background research
- Goal setting; issue identification; strategy, and concept development
- Review of Draft Policy Plan
- Approval and adoption of Character Plan
- Implementation

Background research includes collecting a wide range of information and existing plans for the area such as environmental conditions, land uses, ownership, demographics,

public facilities and services, and geographic context.

Determining goals and issues is another phase of gathering information. This phase may use the techniques of open houses, workshops, neighborhood discussions, questionnaires, discussions between city staff, discussion with City Boards and Commissions and City Council, one on one communication with interested citizens and property owners or other stakeholders, and public hearings, to gather the concerns, desires and perceptions of those interested in the particular character area. Each character area study will likely involve some of these methods at one time or another to best suit the area being studied.

Goals and strategies to achieve the area's "vision" will be included in a draft character plan. A companion document to the Character Area Plan will be an Implementation plan. The Implementation Plan will detail methods and actions to be taken to achieve the goals and strategies outlined in the Character Area Plan. The action items of the Implementation Plan may contain ordinance and guideline changes, integration with the city budget, ongoing education and information programs and updates. The draft plan will be reviewed and revised with the Planning Commission providing the ongoing direction of the process.

The final phase involves the formal public hearing process for a recommended plan. The Planning Commission will hold two public hearings (one hearing may be held during the review of the draft plan to provide further input) before forwarding a recommendation to the City Council. Then through the hearing process, City Council will review the Character Plan. If the recommended Character Plan is approved and adopted by the City Council, the implementation plan will get underway.